

**NOTICE OF RESULTS
PLANNING COMMISSION**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PLANNING COMMISSION** and to the general public, that the **CITY OF PHOENIX PLANNING COMMISSION** held a meeting open to the public on **December 7, 2017, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. Public hearing for GPA-CE-1-17-8, Z-62-17-8, Z-75-17-8 and Z-76-17-8 will be held on December 13, 2017 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

2. Public hearing for GPA-SM-3-17-8, Z-47-17-8 and GPA-CTYW-1-17 will be held on January 10, 2018 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

3. For all other cases below if appealed, the City Council Hearing will be held on January 10, 2018 at 2:30 p.m. For cases not appealed, the ordinances/resolution adoption will be on January 10, 2018 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

The results of the meeting were as follows:

RESULTS

I. APPROVAL OF MINUTES

For correction or approval of the Planning Commission Hearing minutes of November 2, 2017 (Commissioner Whitaker).

II. CONTINUANCES AND WITHDRAWALS

III. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

Approved	1. Application #:	GPA-CTYW-1-17
	Request:	Modifications / corrections to the Street Classification Map
	Proposal:	To update the map with additions and deletions of new platted roadways.
	Applicant:	City of Phoenix Planning Commission
	Representative:	Planning and Development Department
Approved, per the VPC recommendation	2. Application #:	GPA-CE-1-17-8 (Companion case Z-62-17-8)
	Request:	Map Amendment
	From:	Mixed Use (Commercial / Residential 15+ du/ac) Commercial
	To:	Parks / Open Space-Publicly Owned Commerce/Business Park Parks/Open Space - Publicly Owned or Parks/Open Space - Privately Owned
	Acreage:	84.21

Location: Southwest corner of 40th Street and McDowell Road
Proposal: Commerce park and parks/open space uses
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

**Approved, per
the VPC
recommendation
with a
modification to
a stipulation**

3. Application #: Z-62-17-8 (Companion case GPA-CE-1-17-8)
From: C-O
PSC
R-2
R-3A
R-4
R-4A
R1-6
To: PUD
Acreage: 97.85
Location: Southwest corner of 40th Street and McDowell Road
Proposal: Planned Unit Development to allow a mix of uses including a data center campus; general commerce park and/or retail uses; and open space
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP
Owner: Phoenix Retail Co., LLC
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

**Approved, per
the VPC
recommendation**

4. Application #: GPA-SM-3-17-8 (Companion case Z-47-17-8)
Request: Map Amendment
From: Residential 1 to 2 du/acre
To: Residential 2 to 3.5 du/acre
Acreage: 11.15
Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
Proposal: Single-family residential
Applicant: Richard Jellies, The Lead Group, LLC
Representative: Richard Jellies, The Lead Group, LLC

**Approved, per
the VPC
recommendation**

5. Application #: Z-47-17-8 (Companion case GPA-SM-3-17-8)
From: S-1
R1-10
R1-18
To: R1-10
Acreage: 11.15
Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
Proposal: Single-family residential
Applicant: Richard Jellies, The Lead Group, LLC

Owner: 19th Ave Partner, LLC & Wireless Devices
Representative: David Bohn, Westwood Professional Svcs.

IV. REZONING CASES

Approved, per the VPC recommendation 6. Application #: Z-54-17-4 (Companion case Z-SP-11-17-4)
(Continued from 11/2/17)
From: C-1
C-O
P-1
R-5
To: C-2 HGT/WVR
Acreage: 2.95
Location: Southwest corner of Black Canyon Highway and Mariposa Street
Proposal: Commercial uses with a height waiver for up to 4 stories and 50 feet
Applicant: Adam Baugh/Benjamin Tate, Withey Morris
Owner: Black Canyon Self Storage, LLC
Representative: Adam Baugh/Benjamin Tate, Withey Morris

Approved, per the VPC recommendation 7. Application #: Z-SP-11-17-4 (Companion case Z-54-17-4)
(Continued from 11/2/17)
From: C-1 (Pending C-2 HGT/WVR)
C-O (Pending C-2 HGT/WVR)
P-1 (Pending C-2 HGT/WVR)
R-5 (Pending C-2 HGT/WVR)
To: C-2 HGT/WVR SP
Acreage: 2.95
Location: Southwest corner of Black Canyon Highway and Mariposa Street
Proposal: Self-storage and all underlying C-2 uses with a height waiver for up to 4 stories and 50 feet
Applicant: Adam Baugh/Benjamin Tate, Withey Morris
Owner: Black Canyon Self-Storage, LLC
Representative: Adam Baugh/Benjamin Tate, Withey Morris

Approved, per the VPC recommendation with an additional stipulation 8. Application #: Z-55-17-6
From: C-1
To: C-2
Acreage: 14.81
Location: Approximately 200 feet east of the southeast corner of 48th Street and Warner Road
Proposal: C-2 Commercial uses

Applicant: James Wallin
Owner: David Maltzman, Maltzman Ahwatukee, LLC
Representative: Annette Kiefer

**Approved, per
the Addendum
A Staff Report
and additional
stipulation**

9. Application #: Z-60-17-4
From: C-2 H-R HGT/WVR TOD-1
R-4 TOD-1
R-5 TOD-1
To: WU T5:7 MT
Acreage: 2.77
Location: Northeast corner of Central Avenue and Columbus Avenue
Proposal: Mixed-use (multifamily and commercial)
Applicant: Fore Green Development, LLC/Jeff Kern
Owner: Ironline Partners-Central & Columbus, LLC
Representative: Gammage & Burnham, PLC/Stephen W. Anderson

**Approved, per
Addendum A
Staff Report
with a
modification**

10. Application #: Z-61-17-3
From: RE-43
To: R1-10
Acreage: 3.80
Location: Approximately 800 feet south of the southwest corner of 56th Street and Shea Boulevard
Proposal: Single-family residential
Applicant: Ron Homyak
Owner: Bergero Family Trust
Representative: Edwin Bull, Burch & Cracchiolo

**Continued to
January
4, 2018**

11. Application #: Z-75-17-8 (Companion case Z-76-17-8)
From: C-2
To: C-2
Acreage: 3.29
Location: Southwest corner of 10th Street and McDowell Road
Proposal: Rezone site to C-2 for development of three story cancer center (pending height waiver)
Applicant: John Niziolek with HKS, Inc.
Owner: Banner Health
Representative: John Niziolek with HKS, Inc.

**Continued to
January
4, 2018**

12. Application #: Z-76-17-8 (Companion case Z-75-17-8)
From: C-2 (pending C-2)
To: C-2 HGT/ WVR

Acreage: 3.29
 Location: Southwest corner of 10th Street and McDowell Road
 Proposal: Rezone site to C-2 with a height waiver up to 56 feet for development of a three story cancer center
 Applicant: John Niziolek with HKS, Inc.
 Owner: Banner Health
 Representative: John Niziolek with HKS, Inc.

Approved with a modification to stipulations

13. Application #: PHO-2-17--Z-152-03-8
 Existing Zoning: S-1 (Approved R1-8)
 Acreage: 76.86
 Location: Approximately 995 feet west of the southwest corner of 43rd Avenue and Baseline Road.
 Proposal: Modification of stipulation no. 6 regarding general conformance to site plan date stamped May 2, 2013; modification of stipulation no. 8 regarding a minimum 800 square foot landscaped entry feature on both sides of the main entry along 43rd Avenue; modification of stipulation no. 21 regarding 45-foot wide lots not exceeding 15 percent of the residential lots; and modification of stipulation no. 22 regarding remaining lots to be a minimum of 60-feet in width.
 Applicant: Reid Butler, Butler Housing Company, Inc
 Owner: Dr. R. Lines, Wells-85, LLC
 Representative: Reid Butler, Butler Housing Company, Inc

V. OTHER BUSINESS

Initiated

14. Presentation, discussion and possible initiation of a Text Amendment to the Zoning Ordinance to update regulations related to group homes. Racelle Escolar, 5 minutes.

Requested

VI. COMMISSION MEMBER REQUESTS FOR INFORMATION, FOLLOW-UP ON FUTURE ITEMS, AS WELL AS COMMENTS FROM THE PUBLIC CONCERNING ITEMS NOT ON THE AGENDA

For further information, please call Racelle Escolar at (602) 534-2864

Rezoning staff reports currently in the hearing process are now available online; please visit our website at <http://phoenix.gov/pdd/services/rezoning-and-special-permits>.

This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1. To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

November 29, 2017